



STAFF REPORT

Case # GPA22-08 & ZON22-05

To: Honorable Mayor and City Council

Through: Rick Williams, Planning and Zoning Manager

From: Alexander Bosworth, Assistant Planner

Meeting Date: October 4, 2022

REQUESTS

PUBLIC HEARING GPA22-08 Minor General Plan Amendment – Villas at the Gin – A request by Steward + Reindersma Architecture on behalf of Construction Solutions Company for a minor General Plan Amendment on approximately 10.17 acres effectively changing the land use designation from Employment (E) to High Density Residential (HDR). The site is generally located on the southeast corner of W. Edison Rd. and N. Estrella Pkwy. **Discussion and Action.**

PUBLIC HEARING ZON22-05 Zoning Map Amendment – Villas at the Gin – A request by Steward + Reindersma Architecture on behalf of Construction Solutions Company to rezone approximately 10.17 acres from the Light Industrial (LI) Zoning District to the High Density Residential (RH) Zoning District. The site is generally located on the southeast corner of W. Edison Rd. and N. Estrella Pkwy. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: Steward + Reindersma Architecture Case Planner: Alexander Bosworth 39700 W. Civic Center Plaza Maricopa, AZ 85138	Owner: Estrella Gin Business Park LLC. 3463 S. Rim Rd. Gilbert, AZ 85297
---	--

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	+/- 10.17 acres
Parcel #	510-17-0220
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	High Density Residential
Existing General Plan Land Use	Employment (E)
Proposed General Plan Land Use	High Density Residential (HDR)
Existing Zoning	LI (Light Industrial)
Proposed Zoning	RH (High Density Residential)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment	LI Light Industrial	Vacant
East	Commercial	CB-2 General Business, GR General Rural, Heritage Mixed Use Overlay District	Residential
South	Employment	CI-2 General Industrial	Railroad Tracks
West	Employment	LI Light Industrial	Public/Institutional

ANALYSIS

General Plan Amendment Request:

The applicant is proposing to change 10.17 acres of land from Employment (E) to High Density Residential (HDR). In accordance with the acreage criteria set forth in the General Plan, staff classifies the proposed General Plan Land Use Map Amendment as Minor.

The Employment Land Use is defined in the General Plan as “a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses... Residential uses are not intended in this designation.” In contrast, the High Density Residential (HDR) land use is defined as a category that “provides for multi-family dwellings that may be multi-story buildings. This category would provide for townhouses, condominiums and apartments. Substantial common open space, recreational amenities and on-site support facilities would serve residents.”

The City, through a recent study, has identified deficiencies in levels of alternative housing. More specifically, a lack of multi-family and higher density housing within the City of Maricopa. It has been determined that an appropriate balance of single-family to multi-family should be essentially 3 to 1. Although this is a relatively small amount of land, the requested change will assist the City in reaching its stated housing goals and is compatible with the surrounding land uses.

Furthermore, the High Density Residential land use designation will provide a seamless transition to and from the surrounding uses. Directly across W. Edison Road to the north is the Estrella Gin Business Park, which consists of flex-office buildings and currently hosts over 50,000 square feet of approved floor space that will serve as a center for commercial and employment activity. To the west of the subject site is the City of Maricopa Fire Administration Building and the Maricopa Public Services Department. To the east is the Hampton Edison multi-family development, which is currently under construction and lies within the Heritage Mixed-Use Overlay District. To the south of the development is the Southern Pacific Railroad, across from which lies the Palomino Ridge future single-family development. As a result, a High Density Residential land use designation would be compatible for this site when taking into account the surrounding commercial/employment uses and the future multi-family developments that are taking place in the vicinity.

Zoning Map Amendment Request:

The applicant is proposing to rezone 10.17 acres of land from Light Industrial (LI) to High Density Residential (RH) in order to accommodate the City’s need for additional residential opportunities and housing stock variety within the City of Maricopa.

A rezone from the existing Light Industrial (LI) Zoning District to the High Density Residential (RH) Zoning District would be compatible for this site in context with the surrounding base and overlay zoning districts. Beginning directly adjacent to the east is the Mixed-Use Heritage Overlay District, which was established to promote pedestrian-oriented infill development, land use intensification, and a mixed-use urban code for the City that offers additional housing options for residents seeking to live and work in an urban environment. Present directly to the north is the aforementioned Estrella Gin Business Park within the Light Industrial Zoning District, which aims to attract a variety of employers and commercial developments to the City of Maricopa. Providing the opportunity for a higher density multi-family development on this site would continue a favorable transition from the Mixed-Use Heritage Overlay District into the Estrella Gin Business Park and adjacent public-institutional land uses to the north and west respectively.

As the current General Plan Future Land Use map does not support this proposed zoning change, the applicant is requesting the aforementioned amendment to the General Plan Future Land Use map to the site. A proposed future multi-family development for this site cannot move forward without the proposed rezoning, nor can the rezoning move forward without the approval of the proposed minor General Plan Amendment under case # GPA22-08. With a favorable recommendation for the General Plan Land Use Map Amendment, the Commission can consider this concurrent Zoning Map Amendment (rezone). In the City General Plan, under the Land Use Element, Table 8 – Land Use Designations, Future Land Use Designations are listed with the corresponding Zoning Districts suited. The High Density Residential land use designation shows that a High Density Residential (RH) zoning would be an appropriate fit. The RH is defined within the Zoning Code under Chapter 18.45; therein lists land use permissions and development standards. Table 18.45.020, for the RH District, lists Multiple Unit Dwelling as a permitted use (“P”).

GENERAL PLAN IMPLEMENTATION:

The following General Plan Objectives are being met with the minor General Plan Amendment and concurrent Zoning Map Amendment requests:

1. Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.
2. Objective B1.1.2: Encourage certain areas of the City to rezone to mixed-use and higher density housing consistent with redevelopment plans, General Plan land uses, and transit corridor related goals and policies.
3. Objective B.2.2.2: Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.
4. Objective G4.a.1.4: Promote social and cultural ties to the community through public gathering spaces, neighborhood theming, and well-connected communities.

ZONING MAP AMENDMENT REQUIRED FINDINGS:

1. The amendment is consistent with the General Plan;

***Staff Analysis:** The proposed zone change and the concurrent amendment to the General Plan future land use designation will be compatible with one another.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District.

Staff Analysis: *The zone change amendment will allow for additional high density residential opportunities within the area and will increase the inventory of land within the proposed RH (High Density Residential) zoning district.*

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

Staff Analysis: *The zone change will protect the health, safety and general welfare of the area and will promote growth in an orderly manner. The zone change will provide further opportunity for recreational activity and open space in the area.*

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezone, the applicant created a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters mailed to all property owners within **600 feet** of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A copy of the Public Participation Plan is available to be reviewed upon request.

- Legal Notices mailed out on 07/27/2022
- Sign Posting on 07/28/2022
- Newspaper Notice in the Casa Grande Dispatch on 07/30/2022
- Re-notification by mail was conducted on 08/19/2022
- Neighborhood Meeting was held on 08/22/2022
- Public Hearing was held on 09/12/2022

PUBLIC COMMENT:

As of the writing of this report, no additional correspondence has been received by staff.

CONCLUSION:

On September 12, 2022, the Planning and Zoning Commission recommended **approval** of **case GPA22-08 Minor General Plan Amendment – Villas at the Gin**.

On September 12, 2022, the Planning and Zoning Commission recommended **approval** of **case ZON22-05 Zoning Map Amendment – Villas at the Gin**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission:

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
2. Prior to the City Council approval of the ZON22-05, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.
3. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared by City's approved guidines. Offsite improvements includes infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.

4. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.
5. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicant's traffic engineer and City Staff.

ATTACHMENTS:

Exhibit A: Legal Description

Exhibit B: Project Narrative

Exhibit C: Zone Change Map and General Plan Future Land Use Map

Exhibit D: Conceptual Site Plan and Landscape Plan

Exhibit E: Conceptual Elevations

Exhibit F: Citizen Participation Report

-- End of staff report --